

CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BRG	CHORD
C1	25.00'	90°00'00"	39.27	25.00'	N63°53'54"W	35.36'
C2	25.00'	68°14'56"	29.78	16.94'	N83°58'49"E	28.05'
C3	50.00'	229°28'40"	200.26	108.51'	S03°21'57"W	90.82'
C4	385.00'	68°45'15"	462.00	263.39'	N15°28'43"E	434.77'
C5	455.00'	80°27'01"	638.87	384.85'	N21°19'36"E	587.67'

LEGEND
FLOODPLAIN
FLOODWAY LINE
EASEMENT LINES
BOUNDARY CORNER
PLAT BOUNDARY LINE

REPLAT

OWNER AND DEVELOPER
STATE OF TEXAS
COUNTY OF BRAZOS

I MARK J. CARRABBA, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING PART OF THE 405.01 TRACT OF LAND AS CONVEYED TO ME IN THE DEEDS RECORDS OF BRAZOS COUNTY IN VOLUME 1029, PAGE 850, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

MARK J. CARRABBA, VICE PRESIDENT
CARRABBA INTERESTS

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK J. CARRABBA, V.P., KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2014.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS _____

OWNER AND DEVELOPER
STATE OF TEXAS
COUNTY OF BRAZOS

I MARK J. CARRABBA, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING PART OF THE 405.01 TRACT OF LAND AS CONVEYED TO ME IN THE DEEDS RECORDS OF BRAZOS COUNTY IN VOLUME 1029, PAGE 850, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

MARK J. CARRABBA, VICE PRESIDENT
CARRABBA FAMILY LIMITED PARTNERSHIP

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK J. CARRABBA, V.P., KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2014.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS _____

CHAIRMAN OF PLANNING & ZONING COMMISSION

I, SCOTT HICKLE, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN ON THE _____ DAY OF _____, 2014 AND SAME WAS DULY APPROVED ON THE _____ DAY OF _____, 2014 BY SAID COMMISSION.

CHAIR, PLANNING & ZONING COMMISSION BRYAN, TEXAS _____

APPROVAL OF THE CITY ENGINEER

I, PAUL KASPAR, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE _____ DAY OF _____, 2014.

CITY ENGINEER, BRYAN, TEXAS _____

APPROVAL OF CITY PLANNER

I, MARTIN ZIMMERMANN, THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE _____ DAY OF _____, 2014.

CITY PLANNER, BRYAN, TEXAS: _____

I, KAREN MCQUEEN, COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2014, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME _____, PAGE _____.

COUNTY CLERK BRAZOS COUNTY, TEXAS

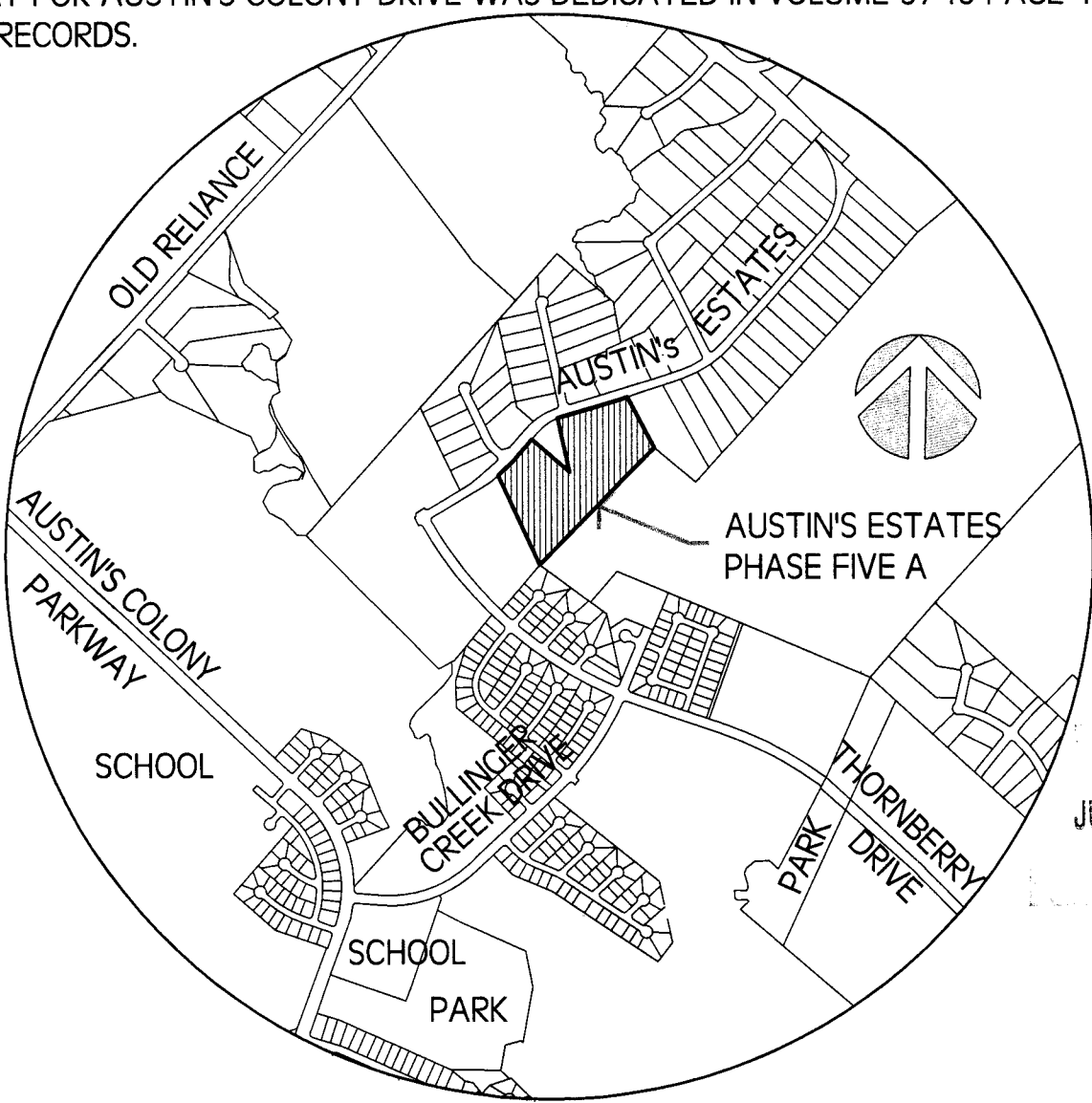
STATE OF TEXAS
COUNTY OF BRAZOS

I, BRAD KERR, REGISTERED PUBLIC SURVEYOR NO. 4502 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND, AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

REGISTERED PUBLIC LAND SURVEYOR _____

GENERAL NOTES:

- 1.) BASIS OF BEARING IS GRID NORTH FROM CITY OF BRYAN.
- 2.) SETBACK LINES WILL COMPLY WITH CITY ORDINANCE.
- 3.) AVERAGE TRIP GENERATION PER DWELLING UNIT IS 9.55 TRIPS PER DAY.
- 4.) ALL LENGTHS ALONG CURVES ARE CHORD DISTANCES.
- 5.) WICKSON CREEK SPECIAL UTILITY DISTRICT WILL PROVIDE WATER SERVICE TO THIS DEVELOPMENT.
- 6.) THE LAND IS ZONED RD-7.
- 7.) PORTIONS OF ALL LOTS ARE IN THE 100-YEAR FLOODPLAIN PER FIRM MAP 480441C0 205F, REVISED APRIL 2, 2014. THE FLOODPLAIN SHOWN IS FROM A TOPOGRAPHIC SURVEY OF THE GROUND AND THE BASE FLOOD ELEVATIONS.
- 8.) PUBLIC RIGHT OF WAY FOR AUSTIN'S COLONY DRIVE WAS DEDICATED IN VOLUME 9740 PAGE 181 BRAZOS COUNTY DEED RECORDS.



JUL 28 2014

AUSTIN'S ESTATES

RE-PLAT OF LOTS 1-3 IN BLOCK 2 OF PHASE 4A AND LOT 1 IN BLOCK 4 OF PHASE 4B

19.140 ACRES

JOHN AUSTIN SURVEY A-2 BRYAN, BRAZOS COUNTY, TEXAS
BEING A FINAL PLAT OF

AUSTIN'S ESTATES SUBDIVISION PHASE 5A

SCALE: 1"=60' AUGUST, 2014

PREPARED BY:

MICHAEL G. HESTER, P.E.

HESTER ENGINEERING COMPANY #3476

7607 EASTMARK DRIVE, SUITE 253-B

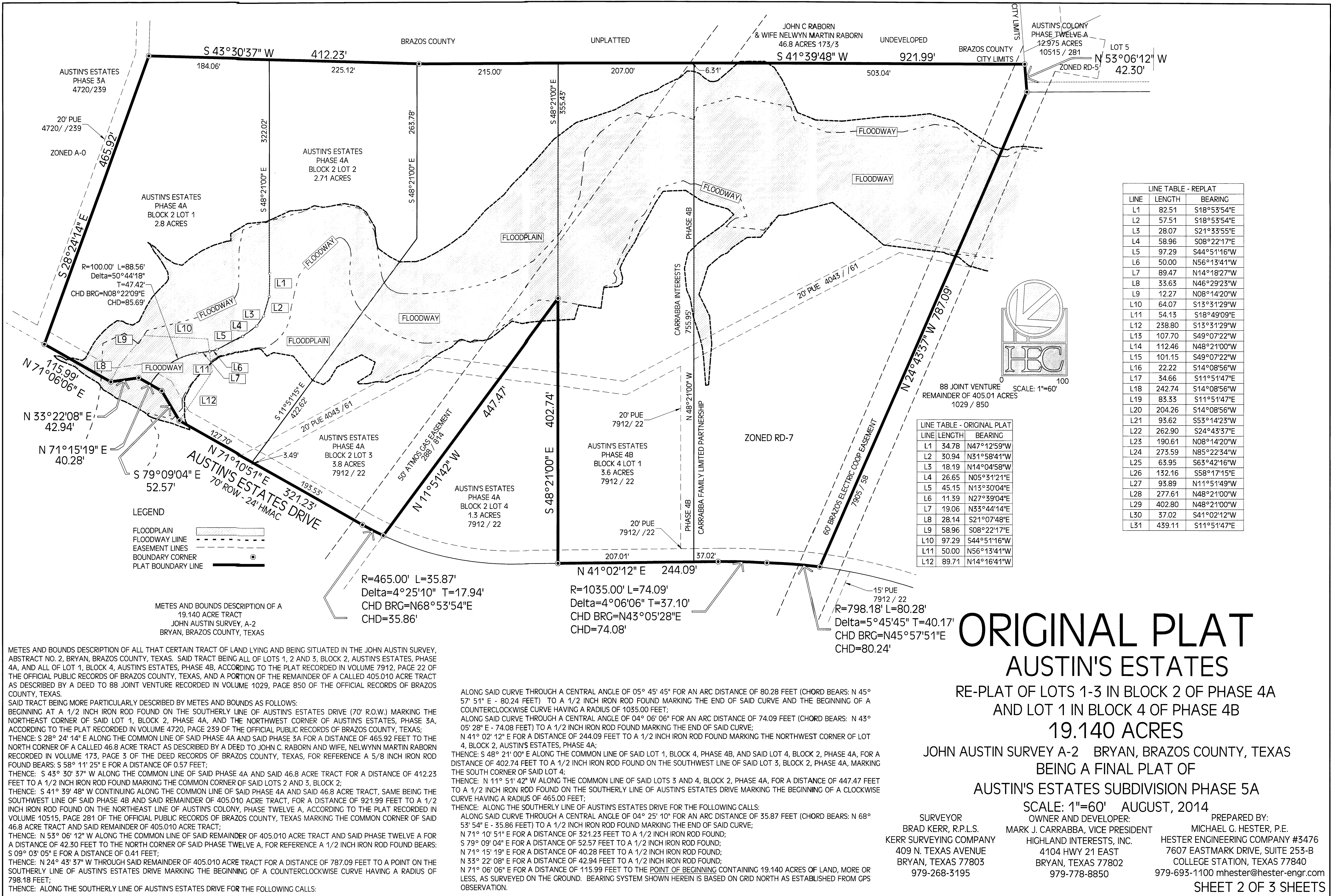
COLLEGE STATION, TEXAS 77840

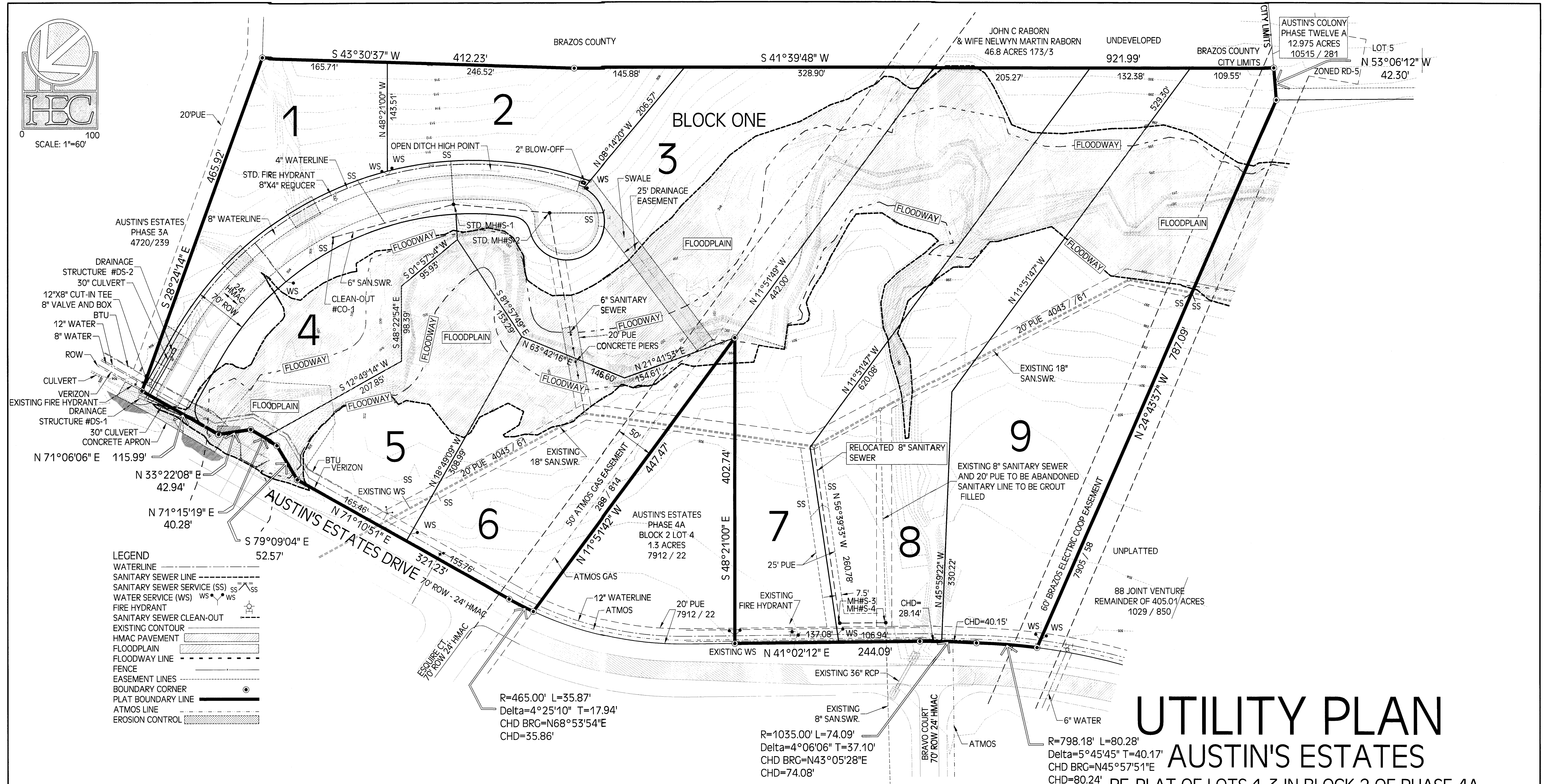
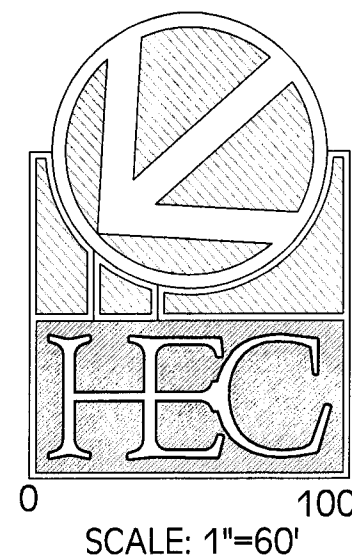
979-693-1100 mhester@hester-engr.com

SHEET 1 OF 3 SHEETS

SURVEYOR
BRAD KERR, R.P.L.S.
KERR SURVEYING COMPANY
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
979-268-3195

OWNER AND DEVELOPER:
MARK J. CARRABBA, VICE PRESIDENT
HIGHLAND INTERESTS, INC.
4104 HWY 21 EAST
BRYAN, TEXAS 77802
979-778-8850





UTILITY PLAN

AUSTIN'S ESTATES

RE-PLAT OF LOTS 1-3 IN BLOCK 2 OF PHASE 4A AND LOT 1 IN BLOCK 4 OF PHASE 4B 19.140 ACRES

JOHN AUSTIN SURVEY A-2 BRYAN, BRAZOS COUNTY, TEXAS
BEING A FINAL PLAT OF
AUSTIN'S ESTATES SUBDIVISION PHASE 5A
SCALE: 1"=60' AUGUST, 2014

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SHEET 3 OF 3 SHEETS